

This instrument was prepared by

Send Tax Notice To: Richard H. Flournoy
 name Beverly T. Flournoy
2744 Stevens Creek Road
 address
Birmingham, AL 35244

(Name) William H. Halbrooks
704 Independence Plaza
 (Address) Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTYThat in consideration of One Hundred Twenty-Seven Thousand and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James D. Hutton, a married man
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Richard H. Flournoy and Beverly T. Flournoy
 (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 12-A, according to a Resurvey of Lot 12, Brookhaven 1st
 Sector, as recorded in Map Book 11, page 111 in the Probate
 Office of Shelby County, Alabama. Mineral and mining rights
 excepted.

\$120,000.00 of the purchase price recited above was paid from a mortgage loan closed
 simultaneously herewith.

Subject to current taxes, easements and restrictions of record.

1. Deed Tax	\$ 7.00
2. Mtg. Tax	\$ 3.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.30
Total	\$ 13.80

The property described herein is not the homestead of the grantor nor his spouse.

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TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
 the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
 the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and
 if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
 and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
 above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators
 shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 15th
 day of March, 19 90

STATE OF ALA. SHELBY CO.
 WITNESS I CERTIFY THIS
 INSTRUMENT WAS FILED

90 MAR 23 PM 1:13

(Seal)

James D. Hutton

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that James D. Hutton, a married man
 whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
 on this day, that, being informed of the contents of the conveyance he executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 15th day of March A. D., 19 90

Wm. H. Halbrooks
 Notary Public